

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. BA-2786

Magi No.

DOE ☐ yes ☐ no

TOWSON ROAD

1. Name (indicate preferred name)

historic Youngbauer House

and/or common 721 Dunkirk Road, Baltimore, Maryland 21212-2005

2. Location

street & number 721 Dunkirk Road ☐ not for publication

city, town Baltimore ☐ vicinity of congressional district Third

state Maryland county Baltimore 21212-2005

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name James and Amy B. Thierer

street & number 721 Dunkirk Road telephone no.: (410) 377-9746

city, town Baltimore, Maryland state and zip code 21212-2005

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore Courthouse-Land Records liber 9286

street & number 401 Bosley Avenue folio 570

city, town Towson state Maryland 21204

6. Representation in Existing Historical Surveys

title None listed or pending

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

Survey No. BA-2766

Condition

☐ excellent

☐ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved

date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

8. Significance

Survey No. BA-2766

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				local history

Specific dates 1932 Builder/Architect Youngbauer Family

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

9. Major Bibliographical References

Survey No. BA-2766

- * "You Can Afford to Live in Anneslie" by Charles H. Steffey, Inc., 1929.
- * Land Records of Baltimore County
- * Records of Department of Planning of Baltimore County
- * Records of Enoch Pratt Library

10. Geographical Data

Acreage of nominated property 6,250 sq. ft. (50' X 125')

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

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Verbal boundary description and justification

Tax Map 80, Grid 2, Parcel 107, Lots 21 & 22.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state	N/A	code	county	code

state	N/A	code	county	code
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11. Form Prepared By

name/title Donald A. Gabriel*Donald A. Gabriel*organization Goucher Collegedate December 15, 1994street & number 1104 Circle Drivetelephone (410) 247-0887city or town Baltimorestate Maryland 21227

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCU
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

7. DESCRIPTION

The Youngbauer House located at 721 Dunkirk Road is a detached 1½ story frame dwelling on a poured concrete foundation with an irregular floor plan. The house is situated on a single lot (50 feet wide and 125 feet deep) on the southern side of Dunkirk Road in the residential, single family community known as "Anneslie". It is currently sheathed with aluminum siding, but retains its original asymmetrical massing, fenestration and limited decorative details. It has an asymmetrical roof with two cross gables and shed dormers along a steep gable with overhanging eaves. The roof covering is asphalt shingles. All of the windows are original 6/6 and swing-out design with one exception. The original exterior was wood shake shingles. There have been no major additions to the original dwelling since it was built in 1932. The only new addition was a wood frame deck located in the southeastern portion of the rear of the property.

The main facade (north) is four bays wide on the first floor and two bays wide on the second floor. The most predominant feature is the off centered rectangular two panel solid wood colonial revival entrance with limited decorative details. The door is reached from an open stone stoop with three risers. The entrance bay projects approximately four feet from the front plane of the dwelling. The northeast portion of the upper level is created on dormer and cross gable with a 6/6 in each section. Most of the windows are 6/6.

The western facade is three bays wide on the first level with a single window in the gable. The low concrete foundation contains the original cast iron coal chute. The rear portion contains an original vent from the kitchen and an outside bulkhead cellar entrance.

The southern or rear facade is three bays wide. The most predominant feature is an original wood porch with six risers and lattice fencing under the steps.

The eastern facade is two bays wide. The foundation level contains three windows, containing original decorative metal screens (series of squares and curves).

The interior of the structure contains much of its original open plan design with limited decorative details. The first floor contains a foyer, living room, dining room, kitchen, two bedrooms and full bath. The structure has wood floors, two panel solid wood doors and plaster walls throughout. The entrance to the interior has a small foyer with a closet on the left. The foyer opens into a living room in the northwest portion of the house. The living room is the largest room on the first floor and contains a brick fireplace with a flat wood mantel along the south wall. It has an interior chimney. The living room is considered an extended room which is why there are six bay openings. The bays are located in an irregular pattern in this area. The foyer area still contains an original overhead metal star shaped light fixture. To the left of the foyer there is a phone closet which is still used for the placement of a telephone. The area directly in front of the stairs to the second

floor is the original laundry chute to the basement. The dining room, kitchen and pantry are located in the southwestern section and contain no decorative details. The eastern section of the first floor is entered into from the dining room and leads to two bedrooms and a full bath.

The second floor landing is located near the full bathroom on the first floor. The second floor contains hardwood floors, two panel solid wood hardwood doors and plaster walls. It retains its original configuration of two bedrooms of different sizes and a half bath. These rooms are entered from a center hallway. One bedroom contains three windows and the other bedroom contains two windows. The bathroom contains a casement window. There is an overhead star shaped metal light fixture near the stairs.

The attic is entered through a scuttle door located in the hallway of the second floor. The attic area is unfinished storage space.

The basement is a full, unfinished open area with concrete floor and wood joist ceilings. The basement retains its original configuration and is used for storage and the mechanical equipment.

The rear of the site contains the original one car, frame garage with a double wood door. There is one bay on each side of this aluminum sided garage.

8. SIGNIFICANCE

The Youngbauer property (tax map 80, grid 2, parcel 107, Lots 21 and 22) was one of the early 20th century bungalow dwellings designed for the working class in Baltimore County. The dwelling is a fine, well proportioned example of a colonial bungalow. The house is not as rich in ornament as some other similar dwellings, but it remains in average condition and has not been significantly altered. The community of "Anneslie" is located north of Baltimore City on York Road between Walker and Regester Avenues. At one time, this community was part of a continuous line of estates along York Road from Waverly to Towson. In the heart of "Anneslie" stood the old Birckhead residence which was one of the old Maryland estates. "Anneslie" was developed in June, 1922 and was the first residential development north of the Baltimore City/County line. The original dwellings in this community were various designs of bungalows with no houses built on a lot less than 50 feet wide. Construction of dwellings began in approximately 1922 with a mixture of stucco and frame construction. The popular housing designs included influences of Italy, American Colonial, New England and California which was illustrated in a sales brochure published by Charles H. Steffy in 1929. By 1929, approximately 160 houses were built in this community. Due to the convenient location, transportation line on York Road into the city, mixture of schools and colleges and tree lined streets, "Anneslie" became one of the most desirable residential subdivisions in the Baltimore area. According to records researched, there has been no well known individuals or events occurring in this property.

Due to the length of ownership by the Youngbauer family which was 44 years (1948 to 1992), the property was generally known as the "Youngbauer House". The following is a brief chain of title on this property:

- * On June 26, 1992, William G. Lincoln and Margaret Pitt, personal representatives of the estate of Elsie R. Youngbauer, granted the fee simple title to James M. and Amy B. Thierer for the consideration of \$135,000. The recording is Liber 9286, Folio 570. Elsie R. Youngbauer died on January 27, 1992.
- * On February 17, 1948, Rose B. Simpson (formerly known as Rose B. Katzenstein) granted the leasehold estate to Joseph H. and Elsie R. Youngbauer for the nominal consideration of \$5.00. The annual ground rent was \$84.00 and the recording was Liber 1649, Folio 195. Joseph H. Youngbauer died on March 27, 1981.

CHAIN OF TITLE
608 DUNKIRK ROAD
BALTIMORE, MARYLAND 21212-2015

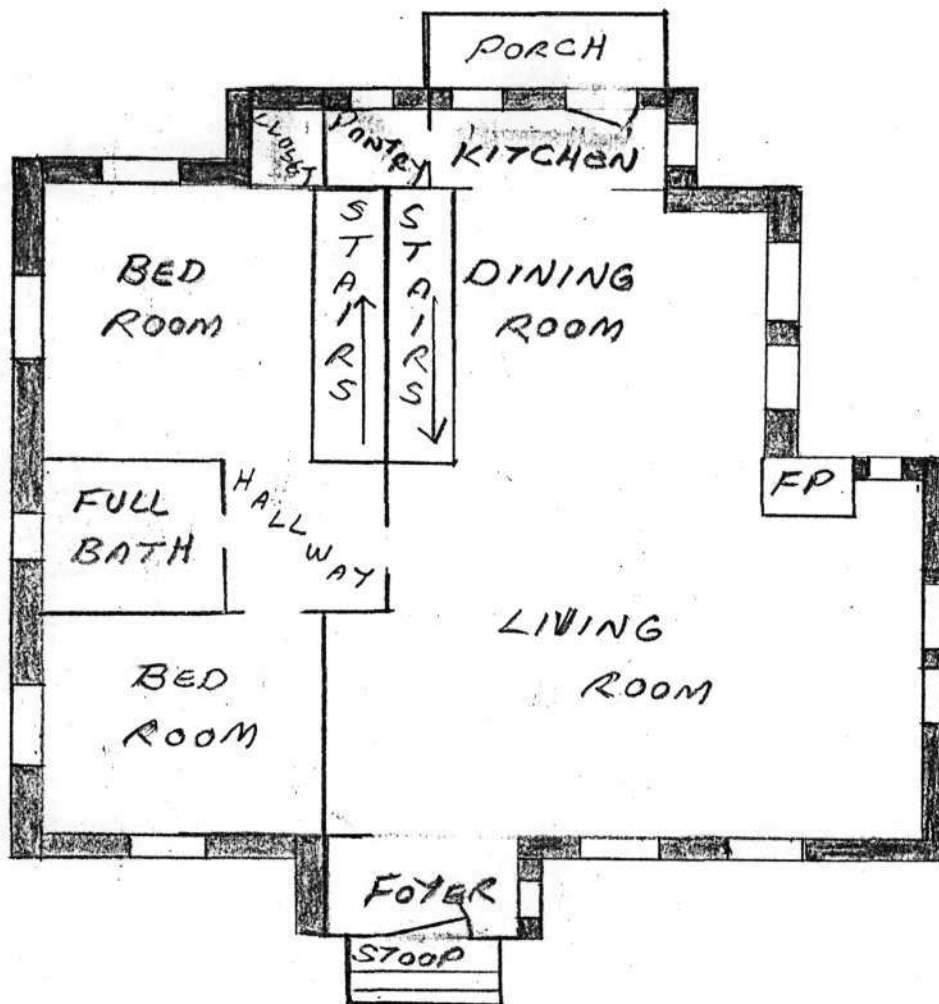
- * Deed dated 9/16/1987 from Francis A. Lortz, Carol Liberto, June Bowman, Barbara Haley and Francis A. Lortz, Jr. as tenants in common (grantors) to Barbara Y. Gault (grantee). It was a fee simple deed recorded in Liber 7685, Folio 775. Deed made reference to Power of Attorney from June Bowman to Francis A. Lortz. Consideration was \$107,000.00. Recorded Deed of Trust (financing) dated 9/16/1987 for \$30,000.00 with Paine Webber Mortgage Finance, Inc.
- * Deed dated 10/9/1985 from Francis A. Lortz (grantor) to Francis A. Lortz, Carol Liberto, June Bowman, Barbara Haley and Francis A. Lortz, Jr., tenants in common (grantees). Consideration was love and affection and other good and valuable considerations on a fee simple deed recorded in Liber 7014, Folio 257. Lillian B. Lortz (wife) died on 8/15/1985 thus vesting title to the grantor.
- * Deed dated 1/25/1973 from Ella M. Henning (widow) (grantor) to Francis A. Lortz and Lillian B. Lortz as tenants in entirety (grantees). It was a fee simple deed recorded in Liber 5340, Folio 212 and consideration was \$10.00. Charles F. Henning (husband) died on 8/6/1972 thus vesting title to grantor.
- * Deed dated 8/2/1967 from Ann K. Rahll, unmarried (grantor) to Charles F. Henning and Ella M. Henning as tenants by the entirety (grantees). It was a fee simple deed recorded in Liber 4789, Folio 667. No consideration was indicated and deed stated it was for conveyancing purposes only with no title search.
- * Deed dated 8/2/1967 from Charles F. Henning and Ella M. Henning as tenants by the entirety (grantor) to Ann K. Rahll (grantee). It was a fee simple deed recorded in Liber 4789, Folio 665 for convenancing purposes only with no title search. No consideration was indicated on the deed.
- * Deed dated 3/1/1940 from Safe Deposit and Trust Company of Baltimore, Trustee, (grantor) to Charles F. Henning and Elizabeth A. Henning (grantees). Grantees purchased ground rent with par value of \$1,500.00 and secured a fee simple title. The recording was C.W.B. Jr. 1094, Folio 290. Elizabeth A. Henning died on 7/27/1962 and Charles F. Henning remarried. This was a ground rent purchase only with the bank as trustee under the will of Francis Marron Dyer. Frank M. Dyer purchased the ground rent from Charles H. Steffy and wife by deed dated 5/12/1930 and recorded in Liber LMCLM 851, Folio 231. Francis Marron Dyer (wife) inherited the ground rent from her husband.
- * Leasehold deed dated 10/13/1933 from J. Henry Baker (grantor) to Charles F. Henning and Elizabeth A. Henning (grantees). The recording was C.W.B. Jr. 914, Folio 389. The consideration was \$5.00. The property was subject to a \$90.00 annual ground rent with a par value of \$1,500.00.

- * Deed dated 5/12/1930 from Charles H. Steffey and Lovetta P. Steffey (grantors) to Frank M. Dyer (grantee). The consideration was \$5.00 and recorded in LMCLM 851, Folio 231. This was a ground rent deed.
- * Leasehold deed dated 10/13/1933 from Charles F. Henning (grantor) to J. Henry Baker (grantee). The consideration was \$5.00 and recorded in C.W.B. Jr 914, Folio 388.
- * Leasehold deed dated 8/14/1933 from William H. Gillott and Lottie E. Gillott (grantors) to Charles F. Henning (grantee). The consideration was \$5.00 and recorded in L.MCLM 917, Folio 30 on 8/14/1933. The property was financed for \$2,080.00 with West North Avenue Savings and Loan Association (mortgage was recorded in LMCLM 917, Folio 31).
- * Leasehold deed dated 5/1/1930 from Edward H. Mitchell (grantor) to William H. Gillott and Lottie E. Gillott (grantors). The consideration was \$5.00 and recorded in LMCLM 850, Folio 206.
- * Leasehold deed dated 5/1/1930 from Henry W. Hitchcock and Belinda G. Hitchcock (grantors) to Edward H. Mitchell (grantee). The recording was L.MCL.M. 850, Folio 203.
- * Leasehold deed dated 5/1/1930 from Charles H. Steffey, Inc. (grantor) to Henry W. Hitchcock and Belinda G. Hitchcock (grantees). The consideration was \$5.00 and recorded in L.MCL.M. 850, Folio 203.

It was difficult to trace title after the above date, but I did find a legal reference (Liber 616, Folio 467) which conveyed the property from Charles W. Mulligan to Lennox Birckhead on May 23, 1922. Apparently, Mr. Birckhead later conveyed the property to Charles H. Steffey.

BA-2766

Borrower/Client	Younghauer House		
Property Address	721 Dunkirk Rd.		
City	Anneslie	County	Baltimore
State	MD	Zip Code	21212
or	Goucher College		



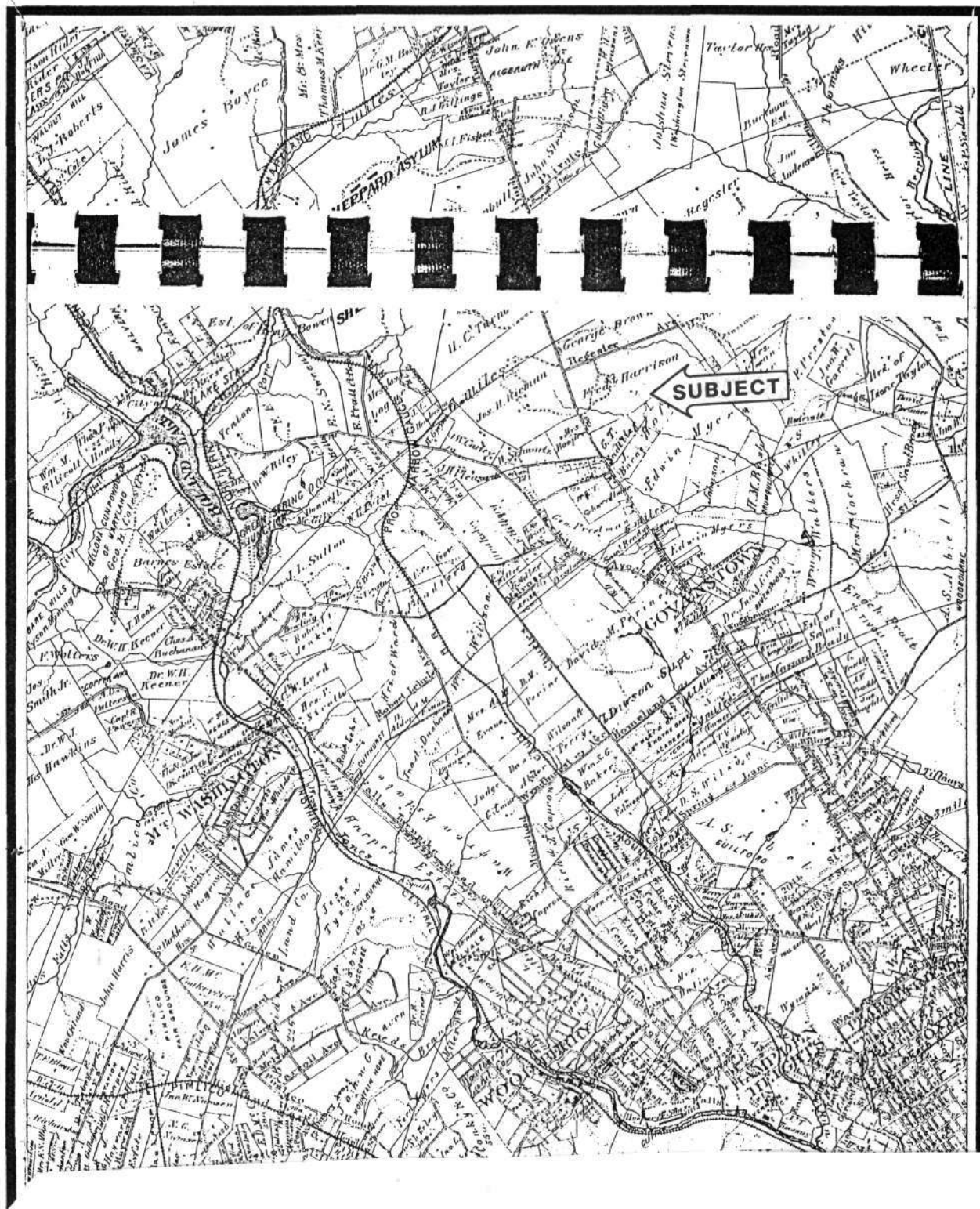
FIRST FLOOR PLAN OF 721 DUNKIRK RD.

(not drawn to scale)

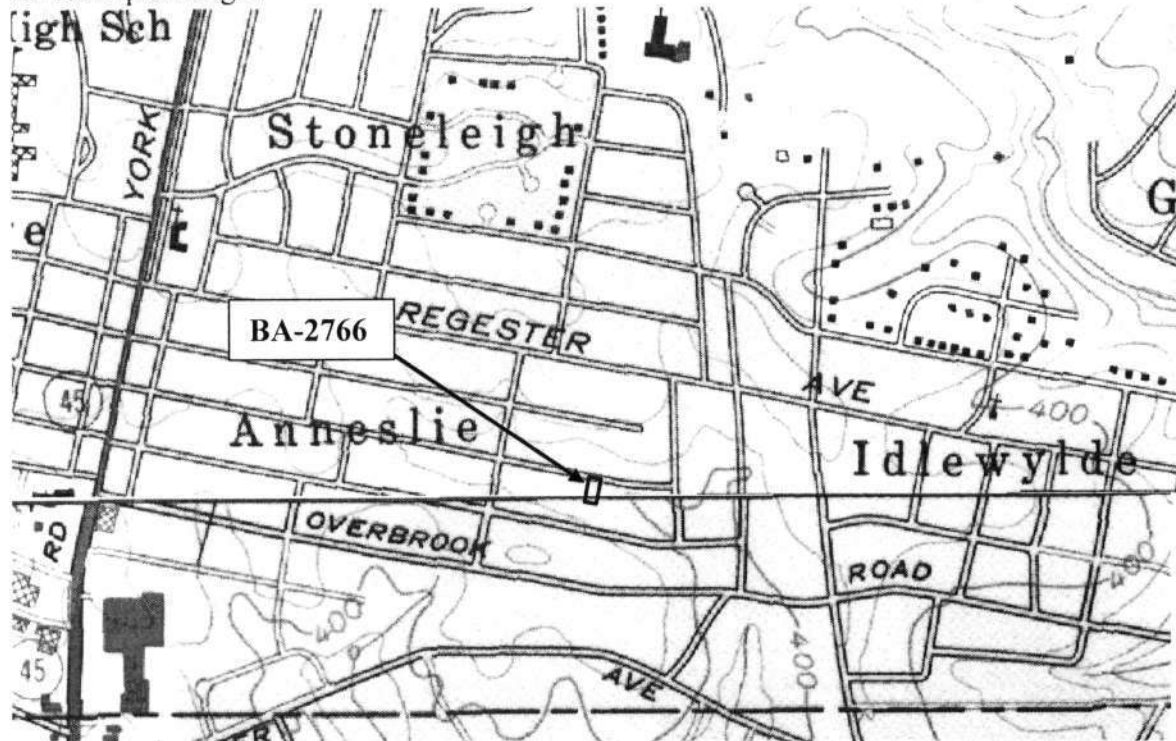
497E-119



"Youngbauer House" located at 721 Dunkirk Road, Baltimore County, MD 21212
(This is a copy of a photograph of the house with an unknown date which
was supplied to the surveyor by the present owner.)

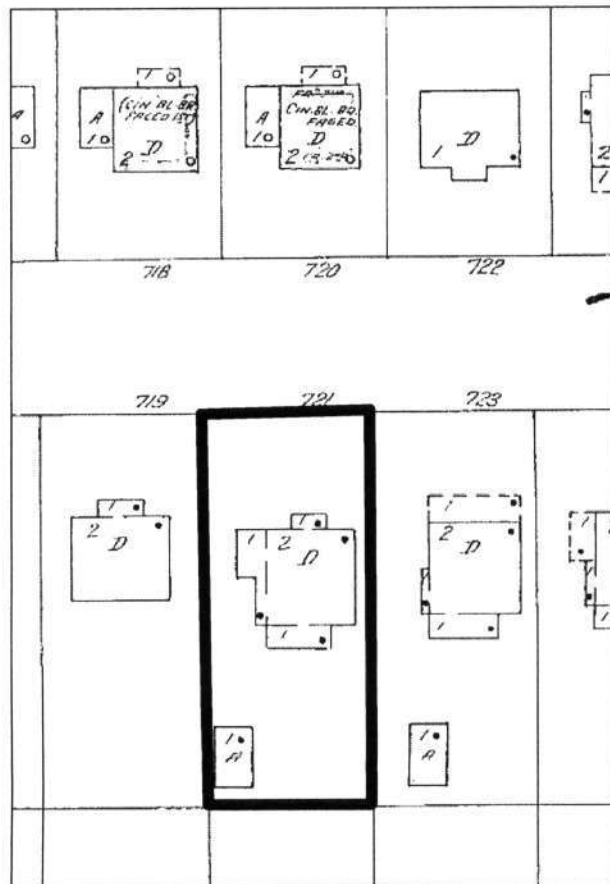


BA-2766
 Youngbaer House
 721 Dunkirk Road, Govans
 Towson quadrangle



Sanborn Map, 1955

Microsoft Virtual Earth image, 2007 (facing south)





BA-2766



BA-2766



BA-2766



YOUNG BAUER

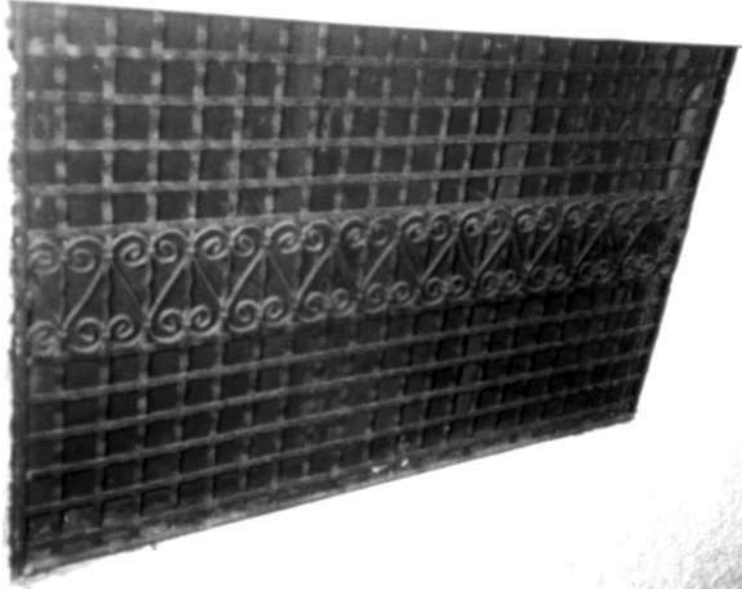
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